

ORDINANCE NO. \_\_\_\_ OF 2012

BY:

AN ORDINANCE AMENDING CHAPTER 106 OF THE CODE OF ORDINANCES, THE CITY OF SHREVEPORT ZONING ORDINANCE, BY REZONING PROPERTY LOCATED ON THE EAST SIDE OF PINES ROAD 387' ON THE DEDICATION OF LAWTON ROAD, 1020' NORTH OF JEFFERSON PAIGE ROAD, SHREVEPORT, CADDO PARISH, LA, **FROM B-1, BUFFER BUSINESS DISTRICT TO R-1A, SUBURBAN ONE-FAMILY RESIDENCE DISTRICT,** AND TO OTHERWISE PROVIDE WITH RESPECT THERETO

SECTION I: BE IT ORDAINED by the City Council of the City of Shreveport, Caddo Parish, LA, in due, legal and regular session convened, that the zoning classification of property located on the east side of Pines Road, 387' on the dedication of Lawton Road, 1020' north of Jefferson Paige Road, Shreveport, Caddo Parish, LA, legally described below, be and the same is hereby changed **from B-1, Buffer Business District to R-1A, Suburban One-Family Residence District:**

A tract of land in Sect 11, T17N, R15W, Shreveport, Caddo Parish, LA, more fully described as: Beginning at the NE of Lot 11, Jefferson Pines Plaza Unit 2, run thence N89°56'51"W along the north line of said Lot 11 for 193.93 feet; thence run N0°8'1"W 150 feet to the south R/W line of Lawton Lane; thence run S89°56'51"E along said R/W line 194.27 feet to the rear line of Longwood Village Unit 2; thence run S0°0'20"E along said rear line 150 feet returning to the POB; said tract containing 0.67 acres.

SECTION II: THAT the rezoning of the property described herein is subject to compliance with the following stipulations:

1. Development of the property shall be in substantial accord with the site plan submitted with any significant changes or additions requiring further review and approval by the Planning Commission.
2. Hard surface paving must be provided at Lawton Lane sub-out to this site in accordance with all applicable requirements of the City of Shreveport.
3. A copy of the approved, recorded, subdivision plat shall be provided prior to the issuance of any permits.

BE IT FURTHER ORDAINED that if any provision or item of this ordinance or the application thereof is held invalid, such invalidity shall not affect other provisions, items, or applications of this ordinance which can be given effect without the invalid provisions, items, or applications and to this end the provisions of this ordinance are hereby declared severable.

BE IT FURTHER ORDAINED that all ordinances or parts thereof in conflict herewith are hereby repealed.

**METROPOLITAN PLANNING COMMISSION  
LAND USE REPORT – DECEMBER 5, 2012**

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<b>CASE NO:</b>	<b>C-71-12:</b> Lawton Lane	District: A/McCulloch
<b>APPLICANT:</b>	BELLE CHERRI LAND COMPANY	12/Epperson
<b>LAND OWNER:</b>	Same	
<b>LOCATION:</b>	East side of Pines, 387' on the dedication of Lawton Rd said dedication being 1,020' north of Jefferson Paige Road	
<b>ZONING:</b>	B-1 to R-1A	
<b>PROPOSED:</b>	Single family residential lot or other uses within this zoning classification	

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**MASTER PLAN CONSIDERATIONS:**

- This property is located outside of the loop boundary and is identified in the Future Land Use map as "Residential Low", which includes single-family dwellings, as well as schools and churches in select locations. The proposed downzoning to a residential district is more consistent with the Master Plan's recommended use of the property than the current underlying zoning district.

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**GENERAL INFORMATION:**

- Zoning to the north is B-1 and to the south is R-1B. R-1D is to the east and west.
- Applicant is requesting approval to rezone this tract from B-1 to R-1A for residential use.
- **C-1-06 previously approved residential use by the MPC in 2006 and was appealed to the City Council and DENIED.**

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**SITE PLAN CONSIDERATIONS:**

- Property fronts the unimproved street ROW of Lawton Lane. Access to the site will come off of the existing sub-out located on Dianne.
- This roadway must be improved to provide vehicular access. If Lawton Lane is extended from the sub-out located at Dianne, a temporary turn around must be provided until such time the roadway is extended to Pines Road.
- The property is not a legal lot and must be approved thru the subdivision process as a legal lot prior to the issuance of a building permit.

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**PUBLIC'S ASSESSMENT**

There was no opposition present.

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**BOARD'S DECISION**

The Board voted 7-1 to recommend approval of this application subject to compliance with the following stipulations:

1. Development of the property shall be in substantial accord with the site plan submitted with any significant changes or additions requiring further review and approval by the Planning Commission.
2. Hard surface paving must be provided at Lawton Lane sub-out to this site in accordance with all applicable requirements of the City of Shreveport.
3. A copy of the approved, recorded, subdivision plat shall be provided prior to the issuance of any permits.

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The information stated herein is the result of discussion by a staff review team. The Board members will use all information made available to them in making their decision.

A Planning Commission approval is a use approval only. The applicant is still responsible for complying with all other applicable Zoning Ordinance requirements and obtaining all necessary permits and approvals from other departments or agencies. This shall include, but not be limited to the requirements of the Zoning Administrator, building permits, liquor licenses, the parish health unit, and Certificates of Occupancy.

**C-71-12**

**R-1D**

500' NOTIFICATION  
AREA

**R-1D**

**B-1**

**R-1B**

B-1 to  
R-1A

**R-1D**

**R-1D**

**R-1B**

**B-2**

**R-1D**

**B-2**

**B-3**

Jefferson Paige

Pines

**B-3**

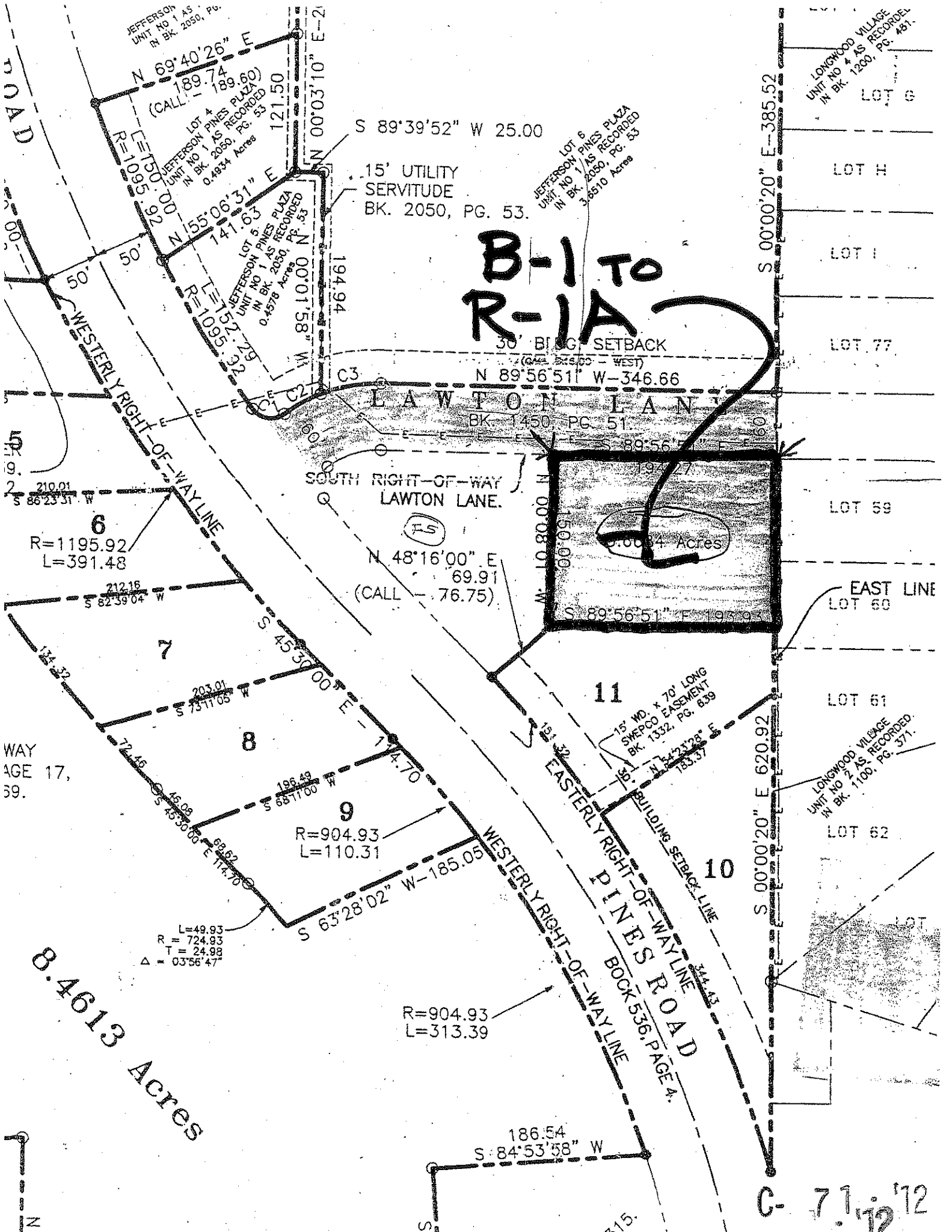
**R-1D**

**B-2**



SCALE: 1" = 200'

JEFFERSON  
UNIT NO 1 AS  
IN BK. 2050, PG. 53



LONGWOOD VILLAGE  
UNIT NO 4 AS RECORDED  
IN BK. 1200, PG. 481

LOT 6  
JEFFERSON PINES PLAZA  
UNIT NO 1/4S RECORDED  
IN BK. 2050, PG. 53  
3.8510 Acres

LOT 5  
JEFFERSON PINES PLAZA  
UNIT NO 1/4S RECORDED  
IN BK. 2050, PG. 53  
0.4578 Acres

15' UTILITY  
SERVITUDE  
BK. 2050, PG. 53

**B-1 TO  
R-1A**

SOUTH RIGHT-OF-WAY  
LAWTON LANE

N 48°16'00" E 69.91  
(CALL - 76.75)

15' WD. X 70' LONG  
SWEEP EASEMENT  
BK. 1332, PG. 639

15' WD. X 70' LONG  
SWEEP EASEMENT  
BK. 1332, PG. 639

LONGWOOD VILLAGE  
UNIT NO 2 AS RECORDED  
IN BK. 1100, PG. 571

WAY  
AGE 17,  
39.

8.4613 Acres



C- 7.1.12 '12

APPLICATION: ✓ CITY CASE        PARISH CASEAPPLICANT'S NAME: BELLE CHERRI LAND COMPANY

PEOPLE REPRESENTED BY APPLICANT other than self or property owner (if public information).

## MAILING ADDRESS FOR ALL CORRESPONDENCE:

Belle Cherri Land Company c/o Chuck AdkinsPHONE: 671-9927(between 8:00 & 5:007840 Shreve Park Drive Shreveport, LAZIP CODE: 71129FAX # 671-9916

## EXISTING ZONING:

B-1

## PROPOSED ZONING:

R-1A

## ACCEPTABLE ALTERNATIVE:

R-1BMPC APPROVAL ☐SITE PLAN ☐PBG APPROVAL ☐PUD APPROVAL ☐PROPOSED USE: Single Residential LotEXISTING USE: UndevelopedIMPROVEMENTS TO BE CONSTRUCTED/REMOVED/DEMOLISHED: Single ResidenceREASON FOR APPLICATION (justification for zoning change): Need for additional residential lots in theareaADDRESS OF SITE: Lawton LaneASSESSOR'S ACCOUNT NUMBER: 171511-000-0083-00Found on tax notice - example; 171413-057-0047-00LEGAL DESCRIPTION: See Attached Description

**NAME, ADDRESS, AND SIGNATURE OF ALL PROPERTY OWNERS:** The property owner's signature is mandatory. ALL property owners must sign. All property owners must sign unless one person has the power of attorney to sign for others and that power of attorney is submitted with the application. A managing partner in a corporation may sign and submit written authorization, or write "managing partner" by the signature. **If in business name or corporation, list all persons owning 5% or more. Attach separate sheet if necessary.**

Charis Arnold Kirk

Name  
7840 Shreve Park Drive, 71129Address  
Charis Arnold Kirk  
Signature

Name

Address

Signature

Name

Address

Signature

# STATEMENT OF INTENT GENERAL REZONING

**APPLICANT'S NAME:** BELLE CHERRI LAND COMPANY

**NATURE AND DESCRIPTION OF BUSINESS:** Residential and Commercial Land Developer

**REASON FOR AMENDMENT:** (It is public policy to amend the Zoning Ordinance only when one or more of the following conditions prevail)

           **ERROR** (there is a manifest error in the Zoning Ordinance)

✓ CHANGE IN CONDITIONS (changing conditions in a particular area make change in the Ordinance necessary and desirable)

INCREASE IN NEED FOR SITES FOR BUSINESS & INDUSTRY (increased need for sites in addition to sites that are available)

\_\_\_\_\_ SUBDIVISION OF LAND (the subdivision of land into urban building sites makes reclassification necessary and desirable)

**SQUARE FEET OF PROPERTY:** 0.67 Acres

SQUARE FEET OF STRUCTURE(S) N/A

**PARKING SPACES REQUIRED:** N/A **SPACES PROVIDED:** N/A

**HOURS OF OPERATION (state proposed hours)** N/A

To operate beyond these hours, you will need to check "Hours of Operation" under "Variance Request" on the application page.

B-1	7AM to 7PM,
B-2 (within 300' of residential)	7AM to 10PM
B-2 (not within 300' of residential)	7AM to 12 midnight
B-3 hours	7AM to 12 midnight
SPI-3	7AM to 9PM

IS WATER PROVIDED BY THE CITY OF SHREVEPORT? Yes

IF NOT - WHAT IS THE SOURCE  
OF WATER?

**IS SEWER PROVIDED BY THE CITY OF SHREVEPORT?** Yes

IF NOT - WHAT IS THE SOURCE  
OF SEWER?

IF SEPTIC TANK - HAS IT BEEN APPROVED BY THE HEALTH DEPARTMENT? \_\_\_\_\_  
Water and/or Sewer availability letter will be required see the bottom of "check list" page  
(second page of application packet).

IS PROPERTY IN A FLOOD PLAIN/FLOOD WAY? No

C- 77 . 12

**SHREVEPORT METROPOLITAN PLANNING COMMISSION  
SUMMARY MINUTES OF THE PUBLIC HEARING  
DECEMBER 5, 2012**

A regularly scheduled public hearing of the Shreveport Metropolitan Planning Commission was held on Wednesday, December 5, 2012, at 1:00 p.m. at Government Plaza Chamber, 505 Travis Street, Shreveport, Caddo Parish, LA. The Board members met for lunch prior to the public hearing.

**Members Present**

Winzer Andrews, Chairman  
Lea Desmarteau, Secretary  
Alan Young  
Bessie Smith  
Dale Colvin  
Mary Wilson  
Larry Ferdinand  
Mary Ruffins

**Staff Present**

Charles Kirkland, Executive Director  
Roy Jambor, Senior Planner  
Alan Clarke, Zoning Administrator  
Stephen Jean, Senior Planner  
Diane Tullos, Office Administrator  
Dara Sanders, Master Plan Administrator  
Ione Dean, Senior Planner

**Bus Tour**

Tour was cancelled; members were encouraged to individually tour the sites.

**Members Absent**

Desi Sprawls, Vice Chairman

**Others Present**

Kosha Gilbert, Asst. City Attorney

The hearing was opened with prayer by **MRS RUFFINS**, with the public being invited to participate.

The meeting was called to order and the procedure in hearing the applications on today's agenda was explained. All who wished to speak were urged to speak clearly into the microphone and to give their name and mailing address for further reference.

All decisions rendered by the Metropolitan Planning Commission are subject to appeal to the appropriate governing body, either the City Council or the Caddo Parish Commission. Appeals must be filed within 10 days from the date a decision is rendered by the Metropolitan Planning Commission.

In compliance with legislative action, anyone wishing to comment on any item on the agenda, not scheduled for public hearing on this date, will be permitted 3 minutes to do so prior to the Board's Deliberations.

A motion was made by **MR. COLVIN**, seconded by **MR. FERDINAND** to approve the minutes of the November 7, 2012 public hearing as submitted.

The motion was adopted by the following 8-0 vote: Ayes: Messrs. **ANDREWS**, **COLVIN**, **YOUNG**, **FERDINAND**, and Meses. **SMITH**, **RUFFINS**, **DESMARTEAU**, and **DR. WILSON**. Nays: None. Absent: **Mr. SPRAWLS**.

**CASE NO. C-71-12: Lawton Lane**

**BELLE CHERRILAND COMPANY**

Same

East side of Pines Road 387' on the dedication of Lawton Road said dedication being 1,020' north of Jefferson Paige Road

B-1 to R-1A

Single family residential lot or other uses permitted within this zoning classification

**Representative and/or support:**

Mr. Chuck Adkins (7840 Shreve Park Drive, Shreveport, LA 71129) No slip filled out

There was no opposition present.

A motion was made by **MS. DESMARTEAU** seconded by **MR. YOUNG** to recommend approval of this application subject to compliance with the following stipulations:

1. Development of the property shall be in substantial accord with the site plan submitted with any significant changes or additions requiring further review and approval by the Planning Commission.
2. Hard surface paving must be provided at Lawton Lane sub-out to this site in accordance with all applicable requirements of the City of Shreveport.
3. A copy of the approved, recorded, subdivision plat shall be provided prior to the issuance of any permits.

The motion was adopted by the following 7-1 vote: Ayes: Messrs. **COLVIN**, **YOUNG**, **FERDINAND**, and Meses. **SMITH**, **RUFFINS**, **DESMARTEAU**, and **DR. WILSON**. Nays: **Mr. ANDREWS**. Absent: **Mr. SPRAWLS**.